



MEMORANDUM

To: Sylvia Crespo-Tabak, Coordinator
UMSA Policy Analysis Services Planning
Office of Management and Budget

Date: May 20, 2003

From: Diane O'Quinn Williams, Director
Department of Planning Zoning

Subject: Northeast Municipal Advisory
Committee Proposed Incorporation
Area

Pursuant to your request, the Department of Planning and Zoning has reviewed the subject municipal advisory committee's proposed incorporation area. The responses below have been prepared for those sections of the Incorporation Report (Analysis and Guidelines) under our purview.

ANALYSIS

Profile of the Area

The estimated 2000 population of the area is 16,736 persons. Table 1 reports selected demographic and economic characteristics of the area. Overall, compared to the County as a whole, the median household income and the per-capita income of the Northeast area is higher. The majority of the population in the Northeast area is white, non-Hispanic with very few blacks, non-Hispanic residents.

Table 1
Social and Economic Characteristics
The Northeast MAC Area and Miami-Dade County

	Northeast	Miami-Dade
<u>Population Characteristics, 2000</u>	16,736	2,253,362
Percent White, Not Hispanic	59.5%	57.3
Percent Black, Not Hispanic	6.4%	20.7
Percent Other, Not Hispanic	3.5%	19.0
Percent Hispanic Origin	30.6%	1.6
<u>Income</u>		
Median Household Income	\$40,332	\$35,966
Per-capita Income	\$25,632	\$18,497
<u>Housing</u>		
Percent Owner Occupied	34.9	57.8
Percent Single Unit detached	85.0	42.7

Source: U.S. Census Bureau, Census 2000 Summary File 1 and Summary File 3. Miami-Dade County, Department of Planning and Zoning, 2003.

Table 2, provides additional demographic information.

Table 2
Northeast MAC
Population By Race and Hispanic Origin
Miami-Dade County, 2000

Tract	Total Persons	White Not Hispanic	Black Not Hispanic	Other Not Hispanic	Hispanic Origin Any Race
1.13 (p)	0	0	0	0	0
1.14 (p)	0	0	0	0	0
2.01 (p)	916	438	107	42	329
2.02 (p)	617	368	49	12	188
2.03 (p)	0	0	0	0	0
97.01 (p)	8,752	5,957	453	322	2,020
97.02 (p)	6,451	3,192	468	211	2,580
Total:	16,736	9,955	1,077	587	5,117
Percent:	100%	59.5%	6.4%	3.5%	30.6%

Source: U.S. Census Bureau, Census 2000 Summary File 1, Miami-Dade County, Department of Planning and Zoning, 2003.

Note: (p) denotes partial Census Tract represented.

Development Profile of the Area

The Northeast area covers 2,024 acres and its land use profile is shown in Table 3.

Table 3
2001 Land Uses

Land Use	Northeast %	Miami-Dade %
Residential	40.6	6.4
Commercial/Office	3.4	0.9
Industrial/Utilities	20.0	6.7
Parks/Recreation*	30.3	71.3
Institutional	3.4	0.8
Agricultural	0.0	5.2
Vacant	2.3	8.7

*Includes inland waters and cemeteries

Source: Miami-Dade Department of Planning and Zoning, 2003.

GUIDELINES ANALYSIS

1. The Suitability of the Proposed Boundaries to Provide for a Municipal Community that is Both Cohesive and Inclusive.

A. Does the area not divide a Census Designated Place to the extent possible?

Census designated places (CDPs) are areas that are identified locally and recognized by the Census Bureau for the purpose of reporting data. They include all existing cities and certain unincorporated areas that are defined, in cooperation with local agencies, as recognizable and relatively cohesive communities.

The northeast area boundaries wholly contain the Ojus CDP.

B. Are there adjacent areas of ethnic minority or lower income residents in which a majority of residents have petitioned to be included in the incorporation?

There are no directly adjacent areas of lower income or minority residents where residents have petitioned to be included.

C. Does the area have contiguity and not create any unincorporated enclave areas?

An unincorporated enclave is an area surrounded on 80 percent or more of its boundary by municipalities that cannot be efficiently or effectively served by the County.

The area is contiguous but does create an enclave. The western boundary of the Northeast area, the eastern boundary of Miami Gardens and the northern boundaries of the City of North Miami Beach create an unincorporated enclave. This enclave is completely inside the UDB and it encompasses an area of approximately 3.5 square miles.

(The above is true if the boundaries of Northeast include the totality of Greynolds Park and Golf Course.)

D. Does the area have natural or built barriers as boundaries, to the extent feasible?

The Northeast area is bounded by built barriers, namely streets and a canal. The area is bounded by NE 215 Street/County Line to the north; Biscayne Boulevard and Old Federal Highway to the east; Interstate 95 to the west; and Glades Canal, NE 183 Street and NE 174 Street to the south.

E. Does the area include a mixture of residential and non-residential land uses?

Planned Land Uses: The 2005-2015 Land Use Plan Map of the County shows a mixture of residential and non-residential uses including the following: residential (low, low-medium, and medium density); industrial and office; business and office; office/residential; and parks and recreation.

Existing Land Uses: The Existing Land Use Map (2000) of the County shows a mixture of residential and non-residential uses reflective of the planned land uses.

The County's "Low Density Residential" land use designation allows residential uses at a density range of 2.5 to 6.0 dwelling units per acre. The "Low-Medium Density Residential" land use designation allows residential uses at a density of up to 13.0 dwelling units per acre. The "Medium Density Residential" land use designation allows residential uses at a density of up to 25.0 dwelling units per acre.

The County's "Industrial and Office" land use designation allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, merchandise marts and similar uses.

The County's "Business and Office" land use designation accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and the intensity, including height and floor area ratio of residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning.

The County's "Office/Residential" land use designation allows both professional and clerical offices, hotels, motels, and residential uses. The existing RU-5A Zoning and the existing office use is consistent with the County's CDMP. Office development may range from small-scale professional office to large-scale office parks.

The County's "Parks and Recreation" land use designation includes both private and public lands in park or recreation use.

5. Is the area totally contained in the Urban Development Boundary depicted on the future land use map of the Dade County Comprehensive Development Master Plan?

The entire proposed incorporation area is located inside of the Urban Development Boundary (UDB) of the County's Comprehensive Development Master Plan. The County's Land Use Policy 2B states that "priority in the provision of services and facilities and the allocation of financial resources for

services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan Map (LUP).”

Additional Guidelines as per Ordinance 02-99:

(B)(1) Will the incorporation divide a historically recognized community?

As previously stated, the Northeast area wholly contains the Ojus Census Designated Place (CDP). The Northeast area boundaries do not divide a historically recognized community.

(B)(2) If incorporation is considered, is the proposed municipality compatible with existing planned land uses and zoning of the areas surrounding the proposed municipality?

Yes, the existing land use and zoning of the incorporation area are compatible with the land uses and zoning of the adjacent areas.

(B)(7) If the area has been identified by the federal government as a flood zone or by emergency planners as an evacuation zone, has the existing municipality indicated its preparedness to address any extraordinary means that may arise?

Approximately seventy percent of the Northeast area is located within the 100-year storm flood plain. Of the balance area, approximately thirty percent of it is located within the 500-year storm flood plain. Federal agencies regulate activities within the 100-year floodplain. On the other hand, the Northeast area is not located in a County designated evacuation zone.

Planning to address extraordinary circumstances will be the responsibility of municipal government in conjunction with Miami-Dade County’s Office of Emergency Management.

(B)(9) To the degree possible, would the proposed incorporation area be contained in one or more school district boundaries governing admission to elementary, middle and high school as the adjoining area?

Yes, the area is contained within the same school district boundaries as the adjoining area. The schools are Virginia Boone/Highland Oaks Elementary, Ojus Elementary, Greynolds Park Elementary, John F. Kennedy Middle, Highland Oaks Middle, North Miami Beach Senior and Michael Krop Senior.